



Home of the Tualatin River National Wildlife Refuge

URA RESOLUTION 2013-003

A URBAN RENEWAL AGENCY RESOLUTION REPEALING URA RESOLUTIONS 2011-013 and 2012-006

WHEREAS, the URA Board adopted Resolutions 2011-013, and 2012-006 (attached Exhibits A and B respectively) which established and modified design and budget criteria of the general layout for the Sherwood Community Center as defined in URA Resolution 2010-012; and

WHEREAS, subsequent cost estimates of proposed design elements related to remodeling the existing Machine Works Building indicated that the anticipated construction costs exceeded the specified budgeted amounts; and

WHEREAS, subsequent deterioration of the Machine Works Building roofing support structure warranted adoption of URA Resolution 2013-026 which authorized demolition of the Machine Works Building, and made continuation of design efforts towards remodeling the building unfeasible; and

WHEREAS; the URA Boards intent is still to design and construct a Sherwood Community Center which meets the general layout conditions.

NOW, THEREFORE, THE URBAN RENEWAL AGENCY BOARD OF DIRECTORS RESOLVES AS FOLLOWS:

Section 1: That the URA Board repeals in their entirety previously adopted Resolutions 2011-013 and 2012-006.

Section 2: This Resolution shall be in effect upon its approval and adoption.

Duly passed by the Urban Renewal Agency Board this 2nd day of April 2013.


Bill Middleton, Chair

Attest:


Sylvia Murphy, CMC, Agency Recorder



EXHIBIT A

URA RESOLUTION 2011-013

A RESOLUTION AUTHORIZING THE URBAN RENEWAL AGENCY ADMINISTRATOR TO NEGOTIATE A CONTRACT AND SELECT A CONTRACTOR TO REDEVELOP THE BUILDING AT 22832 SW WASHINGTON STREET FOR THE CANNERY SQUARE PROJECT

WHEREAS, a focus of the Urban Renewal Agency is redevelopment of downtown Sherwood in a manner to promote public and private investment to result in a vibrant downtown area; and

WHEREAS, a major part of the work includes the Cannery Redevelopment Project on the southeast side of the railroad tracks, where the URA will build a public plaza, roads and infrastructure, and remodel the machine shop/old cannery building (located at 22832 SW Washington St.) that is owned by the URA and the rest of the site will be redeveloped by private companies;

WHEREAS, Once remodeled, the machine shop should join the library/city hall as another major economic draw and anchor to bring people to downtown, but it should not compete with existing businesses in our community; and

WHEREAS, a steering committee was formed by URA Chair Mays to evaluate options for the building as well as oversee the development of a business plan for its operations; and

WHEREAS, the steering committee has now completed their work and presented their information to the URA Board to move the project forward; and

WHEREAS, the business plan as presented to the URA Board requires a very substantial ongoing investment to support it, either from tax dollars and/or from donations/grants; and

WHEREAS, as such, that plan is not an option for the near term; and

WHEREAS, the Urban Renewal Agency approved the CM/GC (Construction Management/General Contractor) method of bidding for this project according to ORS 279C.335 (2) with URA Resolution 2010-002 on June 1, 2010.

NOW, THEREFORE, WITH THE GOAL OF MINIMIZING RISK TO COMMUNITY TAX DOLLARS AND MAXIMIZING THE LONG TERM POTENTIAL OF THE BUILDING FOR THE COMMUNITY, THE URBAN RENEWAL AGENCY BOARD OF DIRECTORS RESOLVES AS FOLLOWS:

Section 1: The building, when completed, will be called the "Sherwood Community Center", to reflect that it is open to all groups and organizations in the community who want to use it and to reflect the fact that the way the building is used will evolve over time.

Section 2: The Sherwood Community Center will be passively managed by the Sherwood Urban Renewal Agency Administrator, or his/her designee. Responsibilities will include: leasing commercial space, scheduling usage, cleaning, maintenance, promotion with existing communication tools, and coordination with community groups/organizations. Revenue from the commercial areas, fees charged to use the public area, and donations/grants to the Sherwood Community Center will pay for all costs associated with the building, in addition to a building depreciation fund and development of reserves to enable the Sherwood Community Center to be actively managed at some level in the future.

Section 3: Timing and level of active management of the center can be accelerated with donations from the community.

Section 4: The building should be remodeled with the general layout as adopted by the URA Board on November 16, 2010. Specifically, it should be approximately 30% commercial (with public restrooms, retail space, & co-location space), 70% public (stage w/curtains, telescopic seating, kitchen, HVAC, as well as state of the art sound, lighting and power for a variety of events). Fixed seating on the floor, classrooms and interior hallway/gallery areas will not be included in order to maximize the open space, width of the stage, seating capacity and flexibility of the interior. The building exterior will also be remodeled with the addition of a brick façade to at least the north and west sides of the building to reflect the Old Town design standards. Direct construction costs will not exceed \$2.5 million (\$2,500,000).

Section 5: The URA will accept up to \$50,000 from the City of Sherwood to buy non-fixture items: like folding chairs, tables, carts to carry tables/chairs and for other ancillary items needed to operate the center.

Section 6: The Agency Administrator is directed to negotiate and sign a contract within the parameters of previously approved budget for the facility, with a qualified contractor using the previously approved CM/GC method.

Section 7: This Resolution shall be in effect upon its approval and adoption.

Duly passed by the Urban Renewal Agency Board this 7th day of June, 2011.



Keith S. Mays, Board Chair

Attest:



Sylvia Murphy, CMC, Agency Recorder



A RESOLUTION AMENDING URA RESOLUTION 2011-013 ALLOWING FOR MODIFICATION TO SECTION 4 FOR CERTAIN DESIGN AND BUDGET CHANGES FOR THE SHERWOOD COMMUNITY CENTER

WHEREAS, the URA Board adopted URA Resolution 2011-013 on June 7, 2011 that provided detail for the design and construction of the Sherwood Community Center; and

WHEREAS, a CM/GC Contractor was engaged to work with URA consultants and staff to develop design details and estimate from potential sub-contractors;

WHEREAS, Some elements determined to significant to the future success of the facility had not been originally included in budget estimates or were found, after getting detailed drawings to potentially cost more than expected; and

WHEREAS, Some elements will require separate tracking and construction contracts to be executed due to future funding sources and allocation not associated with Community Center Building. These include both parking lots, a co-location facility and future tenant improvements and are not included in the construction costs of this resolution and will require separate contracts to be executed;

NOW THEREFORE, THE URBAN RENEWAL AGENCY BOARD OF DIRECTORS RESOLVES AS FOLLOWS:

Section 1: Section 4 of URA Resolution 2011-013 shall be amended as follows: The building should be remodeled with the general layout as adopted by the URA Board on November 16, 2010. Specifically, it should be approximately 30% commercial (with public restrooms, retail space, & co-location space), 70% public (stage w/curtains, telescopic seating, kitchen, HVAC, as well as state of the art sound, lighting and power for a variety of events). Fixed seating on the floor, classrooms and interior hallway/gallery areas will not be included in order to maximize the open space, width of the stage, seating capacity and flexibility of the interior. The building exterior will also be remodeled with the addition of a **modified** brick façade (as generally shown in Attachment A) to reflect the Old Town design standards and approved PUD pattern book. Direct construction costs will not exceed \$2.90 million (\$2,900,000). In addition a construction contingency in the amount of five (5) percent of \$2.90 million will be available for unanticipated costs associated with construction.

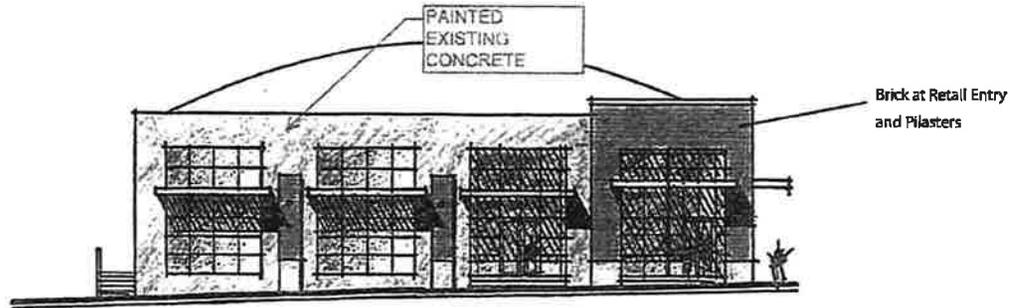
Section 2: This Resolution shall be in effect upon its approval and adoption.

Duly passed by the Urban Renewal Agency Board this 3rd day of April, 2012.

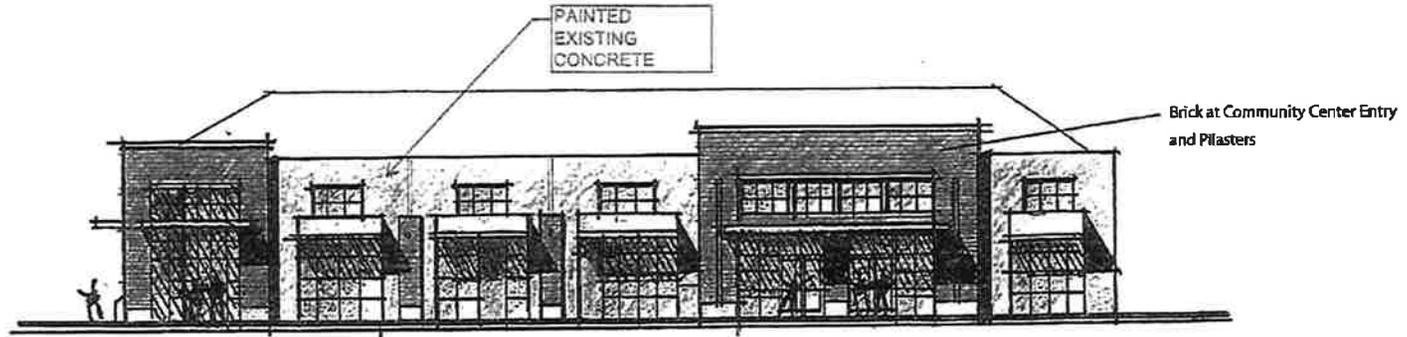

Keith S. Mays, Board Chair

Attest:


Sylvia Murphy, CMC, Agency Recorder



East Elevation



North Elevation

SHERWOOD COMMUNITY CENTER

SHERWOOD CANNERY SQUARE



CAPSTONE Partners

ANKROM MOISAN ARCHITECTS
ARCHITECTURE INTERIORS PLANNING

07.07.2011